

L. C. Couch
Conservancy Land Agents
Forestry Commission (Eastern Conservancy)
Block D
Government Offices
Brooklands Avenue
Cambridge CB2 2DY

2380

Mr. Markham

L3/31/59

AEM/MB/4/0271/84G

26th April 1984

Dear Sir,

CONSULTATION UNDER CIRCULAR 49/63
USE OF LAND FOR RESIDENTIAL DEVELOPMENT
HOO WOOD, GREAT GADDESSEN

I refer to your consultation dated the 21st February 1984, and received by this Council on the 29th February 1984.

The matter was considered by the Council's Development Control Committee on the 19th April. The Committee resolved that, had a planning application been submitted, permission would have been refused for the following reason:-

The site is within the Chilterns Area of Outstanding Natural Beauty on the approved County Structure Plan and the adopted Dacorum District Plan wherein permission will only be given for the use of land, the construction of new buildings, changes of use or extension of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.

Yours faithfully,


CHIEF PLANNING OFFICER

4/0271/84G. USE OF LAND FOR RESIDENTIAL DEVELOPMENT
(OUTLINE).
PART OF HOO WOOD, DAGNALL ROAD, GREAT GADDESSEN.
APPLICANT: FORESTRY COMMISSION
(CONSULTATION UNDER CIRCULAR 49/63 - DISPOSALS OF SURPLUS
GOVERNMENT LAND

DESCRIPTION - The Forestry Commission proposes to sell Hoo Wood some time in the next 1-2 years, and wish to know if there is any likelihood of residential development on the site of the old house within the wood. Circular 49/63 sets out a procedure where the District Council is asked to indicate whether planning permission would be given if an application had been made for planning permission. The request should be treated as an ordinary application for planning permission.

POLICIES

County Structure Plan : Policy No. 21
Dacorum District Plan : 2, 4, 23

REPRESENTATIONS

Great Gaddesden Parish Council : The New Hoo was built during Edwardian times and demolished after the last war. The Council feels it would be inappropriate to grant planning permission for the building of any new dwellings on the site.

County Surveyor : Comments awaited

The Hertfordshire Society : Wishes to object. Hoo Wood is in an Area of Outstanding Natural Beauty and any residential development would be contrary to Policy 23 of the District Plan

One letter of objection from a nearby resident : Mainly on the grounds of:-

- (a) It is an Area of Outstanding Natural Beauty/Conservation Area.
- (b) When 'The Old Hoo' was built, a belt of trees was planted on the boundary of the Hoo Estate and Gaddesden Estate in order to preserve the natural beauty of the landscape, and to

19 APR 1984

screen the building from the Gade Valley area - new development would have a disastrous effect on the rural amenities of Great Gaddesden.

CONSIDERATIONS - The site lies in the Chilterns Area of Outstanding Natural Beauty where residential development will normally not be permitted unless there is a proven agricultural or other need. No such need has been put forward in this case.

✓ RECOMMENDATION - That the Forestry Commission be informed that a planning application would have been REFUSED for the following reason:-

The site is within the Chilterns Area of Outstanding Natural Beauty on the approved County Structure Plan and the adopted Dacorum District Plan wherein permission will only be given for use of land, the construction of new buildings, changes of use or extension of existing buildings for agricultural or other essential purposes appropriate to a rural area or small scale facilities for participatory sport or recreation. No such need has been proven and the proposed development is unacceptable in the terms of this policy.

* * *